

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 5, 2006

ITEM NO. 4

CASE NUMBER/ PROJECT NAME	90-DR-2005 Cellular Antennas On Existing APS Radtor Retreat Tower		
LOCATION	7900 E. Thompson Peak Parkway		
REQUEST	Request approval to add a Wireless Communication Facility (WCF) to an existing APS tower, with corresponding ground equipment.		
OWNER	Arizona Public Service Company (APS) 602-493-4405	ENGINEER	N/A
ARCHITECT/ DESIGNER	N/A	APPLICANT/ COORDINATOR	Rulon Anderson T-Mobile 602-321-4903
BACKGROUND	<p>Zoning.</p> <p>This site is zoned C-O PCD (Commercial Office, Planned Community Development). This district allows regional-serving office development. Wireless Communications Facilities are allowed on existing utility towers with Development Review Board consideration and approval.</p> <p>Context.</p> <p>The site is a utility lattice tower, located within a high-tension power line easement on the northwest corner of Hayden Road and Thompson Peak Parkway. Within this power line easement, adjacent to the subject site are two additional utility lattice towers and one of these has wireless antenna like this application proposes.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Power line easement with power lines and lattice towers.• South: Power line easement with power lines and lattice towers.• East: N. Hayden Road and Multi-family residential zoned R-4 PCD ESL.• West: Commercial office zoned CO PCD. <p>Applicant's Request.</p> <p>The applicant proposes to place new wireless communications facility (antenna) at 65-feet above grade on an existing power transmission lattice structure and install a 8-foot high equipment enclosure at the base of the lattice structure.</p>		
APPLICANT'S PROPOSAL			

Development Information:

- Existing Use: Power transmission lattice structure
- Proposed Use: Wireless Communications Facility
- Parcel Size: An enclosure space 22-feet by 15-feet, 4-inches.
- Height: 65 Feet

DISCUSSION

This proposal will provide for the installation of a wireless communications facility on an existing transmission lattice structure. The tower installation at 65-feet above grade consists of 3 sectors with 2 panel antennas per sector (a total of 6 antennas). Each antenna is 4-feet, 6-inches in height.

The proposed 374 square foot equipment enclosure screens from view the mechanical equipment necessary with the wireless communications facility. The 8-foot wall enclosure will include a service entry door along the south side for maintenance personnel access. The wall will be finished with painted stucco and colored desert tan to match the existing equipment enclosure of the adjacent wireless communications facility.

COMMUNITY INPUT

One letter from a medical office has been received in opposition to this proposal, indicating concerns about operation of medical devices in conjunction with wireless signals. No other correspondence has been received.

STAFF

RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

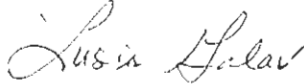
STAFF CONTACT(S)

Kira Wauwie, AICP
Project Coordination Manager
Phone: 480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY



Kira Wauwie, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Project Site Plan
5. Enlarged Plan
6. Site Elevations
7. Photo Simulation: Existing/Proposed
8. Citizen Correspondence
- A. Stipulations/Zoning Ordinance Requirements

Project Submittal Narrative
For Design Review Board/Use Permit

APS Radtor Retreat
Grayhawk and Hayden
Scottsdale, AZ

Wireless Communication Facility
Proposed Co-location on existing
132' Lattice Tower
PH30714B

Submitted To:
City Of Scottsdale
Planning and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Submitted By:
Rulon Anderson
T-Mobile

19 October 2005

Project Information:

APS Radtor Retreat
Grayhawk and Hayden
Scottsdale, AZ

APN: 212-31-074A

Proposed Use:

This application is for proposed collocation on existing 132' lattice tower intended to provide cellular service to the people in this area, with minimum visual impact. The related equipment will be located beneath the lattice inside existing 8' CMU wall. The antennas will be painted to match the tower and the ground equipment structure will be painted/textured to match.

Current zoning:**C-O**

Zoning to North:	R1-7
Zoning to East:	R1-7 & R-4
Zoning to South:	O-S
Zoning to West:	C-0 & R1-7

Narrative:

The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

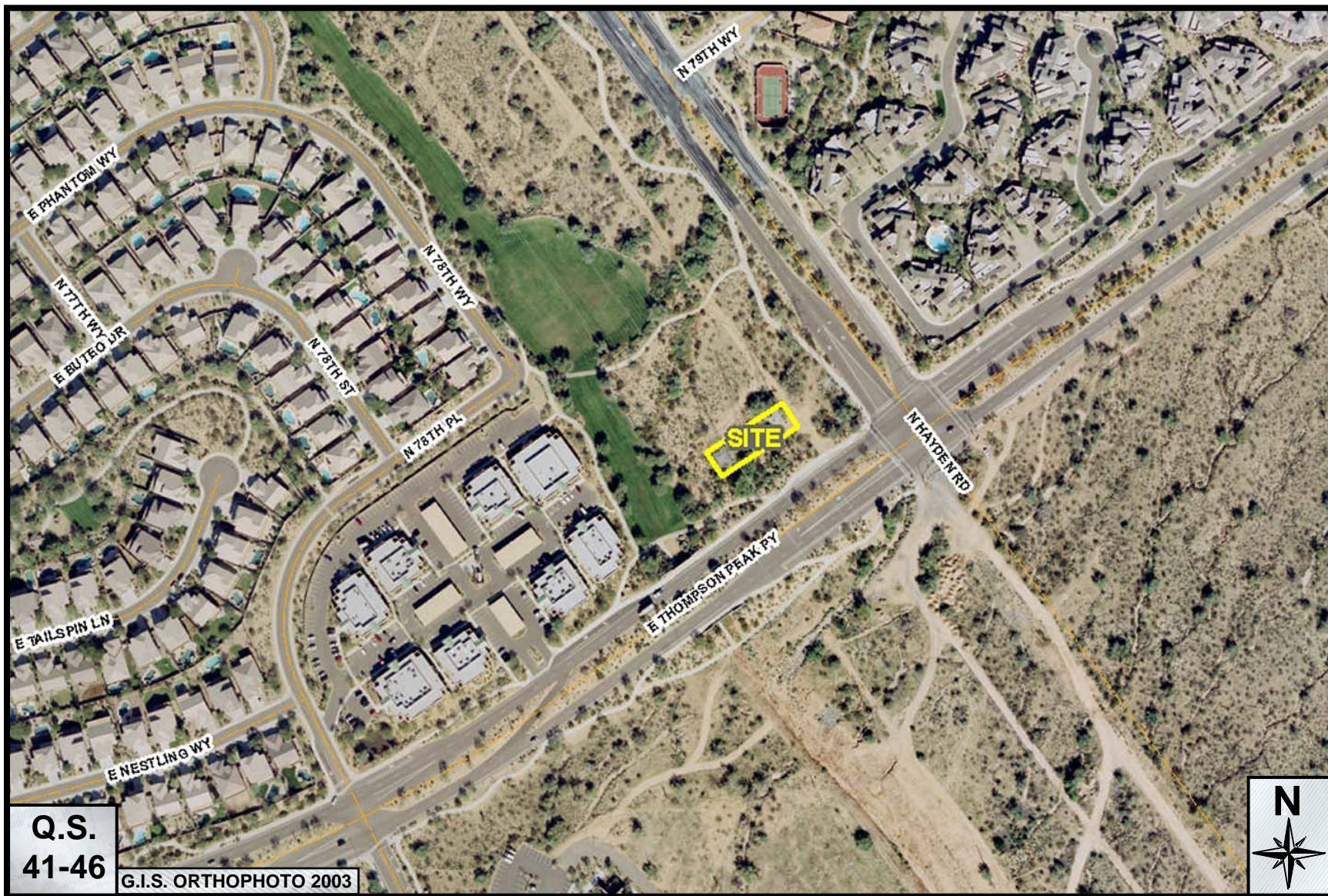
The property is located on the northwest corner of Hayden Rd. and Thompson Peak Parkway. The related ground equipment will be located beneath the lattice in existing 8' CMU wall.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,



Rulon Anderson
T-Mobile
PH10920E



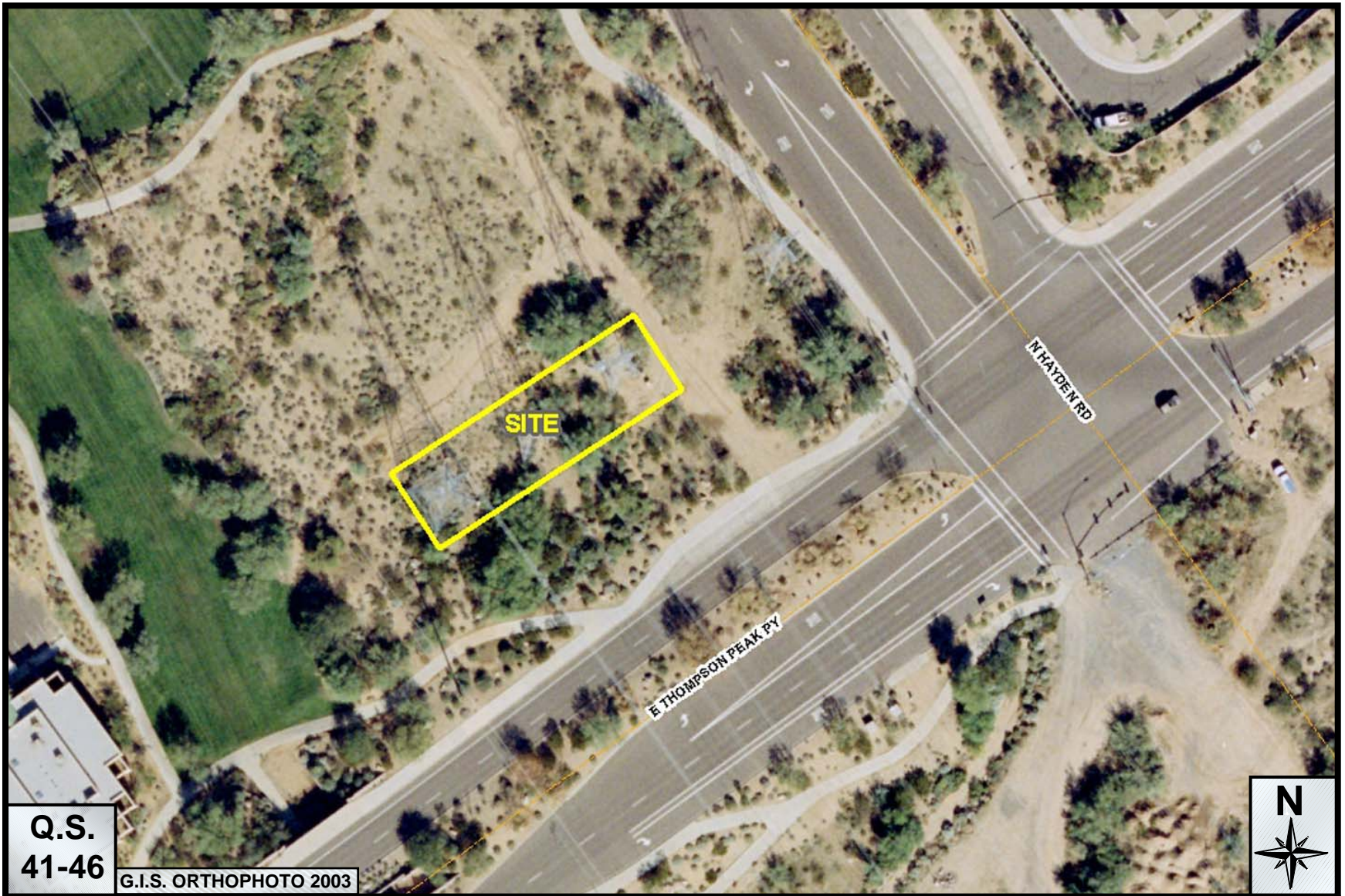
Q.S.
41-46

G.I.S. ORTHOPHOTO 2003

Cellular Antennas On Existing APS Radior Retreat Tower

90-DR-2005

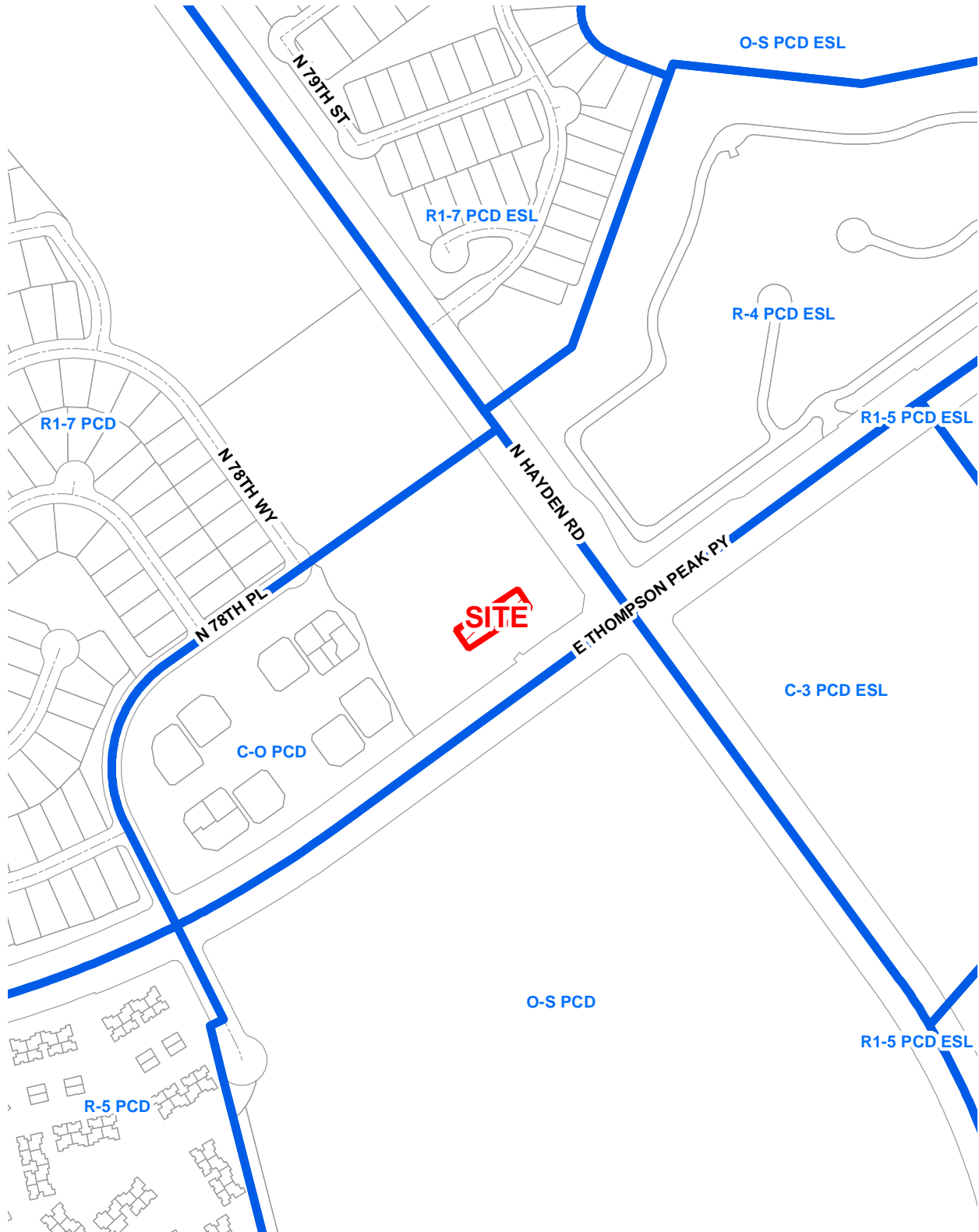
ATTACHMENT #2



Cellular Antennas On Existing APS Radior
Retreat Tower

90-DR-2005

ATTACHMENT #2A



90-DR-2005

ATTACHMENT #3

I

[illegible]

2. INITIAL ADDRESS: Please refer to the address of the person who is the subject of the report. If the address is not known, please use the address of the person who provided the information. If the address is not known, please use the address of the person who provided the information.

Logan, J. W. 1990. *Journal of the American Water Resources Association* 26: 103-110.

1. GENERAL LEARNING WILL BE ATTACHED TO SUBJECTS WITH THE END PURPOSE OF IMPROVING UNDERSTANDING OF THE SUBJECT MATTER.
2. GENERAL LEARNING WILL BE ATTACHED TO SUBJECTS OF MATHEMATICS FOR ADVANCED STUDIES.
3. ALL LEARNING IS TO BE ATTACHED TO THE END OF THE STUDENT'S PERSONAL DEVELOPMENT.
4. ALL LEARNING WILL BE FOR THE END OF THE STUDENT'S PERSONAL DEVELOPMENT.

SPACEMENT OF AREA LIGHTING

- [illegible]

FENGJANG

1. PAYMENTS IN NEW FINANCE WILL NOT EXCEED THE MAX. AMOUNT OF \$1 ON CREDIT.
2. WHEN APPLICABLE NEW FINANCE WILL EXCEED EXISTING FINANCE IN FULL CREDIT AND NEWAL FOR PLAN FOR SPECIFIC.

COMPLIANCE

1. THE COMPLAINTS THREAT IS NOT THERE AND NOT ACTUALLY OCCURRED

2000 年 12 月 1 日

1. DEVELOPMENT AND USE OF THE SET WILL CONFORM TO ALL APPLICABLE RULES AND ORDINANCES.

100

2. REFER TO T-WORLD SPECIFICATIONS FOR APPROPRIATE SUBPROCESSES

FOOD INFORMATION

COMMUNITY NUMBER	PANEL #	BLKTN	PANEL DATE	FIRM ZONE
040812	1245	G	07/19/01	8



T-Mobile

7001 W. SPRINGMONT RD., TEMPE, ARIZONA 85283
PHONE (602) 843-3000 / FAX (602) 843-3300

from 1940 to 1942.



architecture / project management
30049 E. Via Linda, Scottsdale, AZ 85268
ph: 480 451-9609 fax: 480 471-9608
e-mail: info@stakeoffice.com



The undersigned certifies as to the accuracy of the information furnished in A.F.S. Form 41 and Form 42. It is a misdemeanor for any person, who signs the above information, to be negligent, to make the statement in any way.

[illegible]

YDC-748

PH30714B
APS RADTOR RETREAT
GRAYHAM & HAYDEN
SCOTTSDALE, AZ

PROJECT SITE PLAN

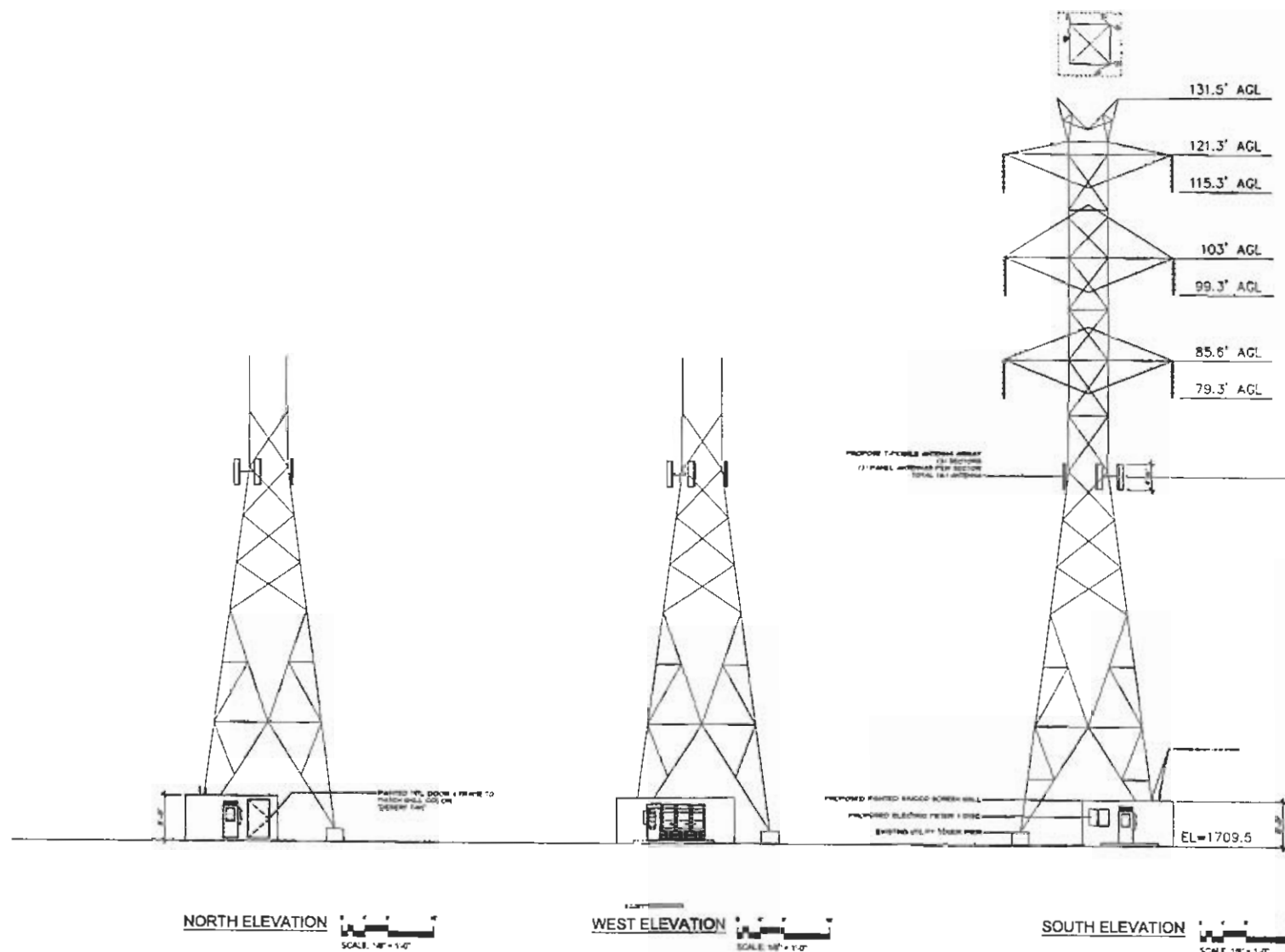
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90-DR-2005
10/19/05

KVA:	Q.S.:
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Z1

90-DR-2005
10/19/05



T-Mobile
2001 W. BROADWAY RD., TEMPE, ARIZONA, 85281
PHONE: (602) 943-2000 FAX: (602) 943-2002

PLANS PREPARED BY
young design corp.
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 431 9000 fax: 480 431 9000
e mail: corp@ydcusa.com



NO.	DATE	DESCRIPTION	BY
1	08/10/05	INITIAL ISSUE	
2	08/18/05	FINAL ISSUE	
3	07/01/06	REV. COMMENTS	

ARCHITECTS: JDB & MC
PROJECT INFORMATION: YDC-748

PH30714B
APS RADTOR RETREAT
GRANTHAM & HAYDEN
SCOTTSDALE, AZ

SHEET TITLE
SITE ELEVATIONS

FOR SELECTION APPROVAL

KVA: QS:
SHEET NUMBER

Z3

ATTACHMENT #6



Existing Location



Proposed Location

ATTACHMENT #7

90-DR-2005

10/19/05

Fuller, Bonnie

From: Frey, Beckye
Sent: Wednesday, November 16, 2005 2:18 PM
To: Fuller, Bonnie
Subject: FW: APS Tower WCF, Case # 90-DR-2005

Bonnie - this is Kira's case, is anyone managing it while she's out?

-----Original Message-----

From: marwan.sabbagh@sunhealth.org [mailto:marwan.sabbagh@sunhealth.org]
Sent: Wednesday, November 16, 2005 12:00 PM
To: planninginfo@scottsdaleaz.gov
Subject: APS Tower WCF, Case # 90-DR-2005

Dear Planning Department,

We received a postcard announcing the addition of a Wireless Communication Facility to an existing APS tower in North Scottsdale at 7900 E. Thompson Peak Parkway. I am writing to declare our objections and concerns about this project. We are physicians and owners of medical offices 100 ft from the proposed WCF tower at 7970 E. Thompson Peak Parkway. In this office is medical equipment that may not operate effectively in the presence of significant wireless signals in the vicinity. We ask the commission to consider that most of the tenants of the office complex in the vicinity are medical/dental and are likely to have similar problems and concerns. Thank you for your attention in this matter.

Kind regards,

Marwan Sabbagh MD

Marwan Sabbagh
480-513-2882
marwan.sabbagh@sunhealth.org

This message was feedback from the following web page:
<http://www.scottsdaleaz.gov/BldgResources/Awareness/>
11/16/2005 12:00:01 PM

198.153.57.202 Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1;
NET CLR 1.1.4322) sessionID: 11616487

Stipulations for Case: Cellular Antennas On Existing APS Radior Retreat Tower Case 90-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Site Elevations submitted by Young Design Corp. with a City received date of 10/19/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the Site Survey and Enlarged Plan submitted by Young Design Corp. with a City received date of 10/19/2005.

SITE DESIGN:

DRB Stipulations

2. The Wireless Communications Facility (WCF) antennas, coaxial cables, mounting brackets and any hardware including an access ladder shall be painted to match the color of the existing lattice tower.
3. Any existing easements, including adjacent NAOS shall be shown and dimensioned on the final plans.
4. All existing utilities, including aerial, at grade and underground shall be shown on the final plans.
5. The provider must identify telephone and electrical sources and show detailed connections on the final plans.
6. All cables running between the antennas and the base of the tower leg shall follow the vertical supports of the tower, to the satisfaction of Final Plans staff. The Provider shall provide details of the alignment of the cable, which shall be subject to Final Plans approval.
7. All cables running between the tower leg and the equipment cabinets shall be placed underground as shown in the plans and shall not be visible from exterior view. The Provider shall provide details of the cable connection and transition from the tower leg to the equipment cabinets, which shall be subject to final plans approval.
8. The entire length of any new conduit running between the power and telephone sources and the 230 kV tower and the equipment cabinets shall be either placed underground or completely screened by a solid masonry wall.
9. A wall whose color and finish blends and is compatible with the surrounding Sonoran Desert community shall screen all exterior mechanical, utility, and communications equipment. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
10. No microwave dish is approved as part of case 90-DR-2005.

ATTACHMENT A

11. The antennas shall be snug-mount, as defined in Article III; the distance between the pole and the inside face of the antenna (i.e.: the size of the mounting bracket) shall not exceed eight (8") inches.
12. All colors and materials shall clearly be called out on the elevations.
13. The Provider shall treat drives and parking areas for dust control to the satisfaction of Final Plans staff.
14. Dooley wall fencing shall not be allowed.
15. With the final plans submittal, the Provider shall submit dimensioned and scaled details, and/or manufacturer cut sheets, of the antennas being used to the satisfaction of Final Plans staff. Any changes, including but not limited to, the size and location of the proposed antennas shall be subject to the approval of the Development Review Board.
16. With the final plans submittal, the Provider shall provide details of the equipment cabinet, including the size (total cubic feet), height, and other dimensions of the cabinet, to the satisfaction of Final Plans staff. The Provider shall also note if any air conditioning unit is to be utilized.
17. With the final plans submittal, the developer shall provide a detail of the required facility marker or plaque. The physical location of the plaque shall also be shown on the site plan and elevations.
18. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A Planning Inspection (#42) must be conducted prior to the commencement of any construction. A note stating this requirement shall be placed on the construction drawing site plan.

Ordinance

- A. *Type 3 WCF shall match the structure on which it is mounted, with equipment cabinets screened behind walls or buried.*

LANDSCAPE DESIGN:**DRB Stipulations**

19. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
20. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

21. All luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
22. With the Final Plans submittal, the Provider shall submit plans indicating the location of all on-site lighting and lighting fixtures to the satisfaction of city staff.
23. With the Final Plans submittal, the Provider shall provide an additional sheet showing cut sheets indicating the wattage, method of shielding and fixture design, to the satisfaction of city staff.
24. All light poles, pole fixtures, and yokes shall be painted dark bronze.

RELEVANT CASES:**Ordinance**

- B. *At the time of review, the applicable zoning, and etc. case(s) for the subject site were: 46-ZN-90 and 123-SA-00.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

25. Architectural site plans.

Ordinance

C. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more and for all FEMA regulatory floodways to the extent of the 100-year base flood elevation. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

CONSTRUCTION REQUIREMENTS

Ordinance

- D. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]